

Draft of 05.01.13

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Monday, April 1, 2013
3:30PM

Officials Present:

Deb Love, Chair
George Thorpe, Vice Chairman
Keith Klaver, Supervisor
Judy Lizza, Manager
Hugh Donaghue, Solicitor
Joe Mastronardo, Engineer
Matt DiFilippo, Secretary

Call to Order

Chair Love called the meeting to order at 3:40PM.

Approval of Minutes

Upon motion and second (Klaver/ Thorpe) the BOS unanimously approved the Workshop minutes of March 4, 2013 with minor changes.

Public Comment

Bruce Prabel, Heyburn Road, commented that he will record the Board of Supervisors' meetings going forward.

Debbie Reardon, Tally Ho, commented and questioned if anything was needed from Open Space pertaining to the Harvey Run Trail project.

Rocco D'Antonio, Baltimore Pike, complained about the billing he has been receiving from the Township for work he began over a year ago, which he has now pulled the proper permits to proceed. He argued that the inspections he's been billed for are unwarranted, and that he's not being properly informed about the inspections or corresponding bills. Engineer Mastronardo explained the procedure, specifically, if a notice of violation is issued then inspections are continued to ensure work is not done until the permit in question is corrected. Chair Love, Vice Chairman Thorpe and Supervisor Klaver all commented, with Chair Love resolving that Engineer Mastronardo supply the field inspection reports to Mr. D'Antonio, and that the Board review the bills and make a consideration within 30 days.

Comcast Contract

Solicitor Donaghue reported that nothing changed with the Comcast Contract pertaining to formation of a consortium of township governments and related audit procedure.

LST Ordinance

Solicitor Donaghue thanked Bruce Prabel, Heyburn Road, for his correspondence regarding the advertising and revision of the LST Ordinance. Solicitor Donaghue agreed with some of Mr. Prabel's recommendations, and reviewed the topics and recommended to the Board that the revised Ordinance not be acted on Wednesday night, until the topics introduced by Mr. Prabel are addressed. Mr. Prabel commented, specifically on the individual exemptions for Township residents. Supervisor Klaver suggested that we continue to defer the revision of the Ordinance. Chair Love wants to discuss going back to 2007 to collect back taxes and the cumbersome nature of collecting back taxes to 2007. Chair Love and Vice Chairman Thorpe agreed to reconsider this action, but Supervisor Klaver disagreed. Vince DelRossi, Harvey Road, brought up the example of the City of Chester, where his business is, and how they collected back taxes. Chair Love resolved that a mailing to collect BPT back taxes should be executed. Supervisor Klaver suggested that letters should be sent out to collect uncollected BPT and LST taxes for the period of 2007 – 2012, and that a committee be formed to help with resolving issues regarding this process. Chair Love resolved to ask the CFBA to help for a committee at their upcoming meeting, and send out the letters.

Land Development: Loop Overlay Zoning District Ordinance

Solicitor Donaghue reported an upcoming meeting with Hovnanian regarding the Loop Overlay Zoning District Ordinance. Engineer Mastronardo presented a rough plan highlighting which properties would be included in the Loop Overlay Zoning District Ordinance. Chair Love asked whether the Carlino Development or Dickinson Development projects would be included in the Overlay. Manager Lizza commented on acreage and not extending the overlay ordinance to areas in which it does not need to be extended. Solicitor Donaghue suggested that the comprehensive plan be updated with the intention of the Board to reiterate that land south on Baltimore Pike will continue to be preserved, specifically the Historic District(s). Engineer Mastronardo will also brainstorm further with Ray Ott, Land Planner, what will be included within the Loop Overlay Zoning District.

Road Program

Engineer Mastronardo reported that he completed the comprehensive Road Program Survey, and that Oakland Road, Carriage Path and Ridings Way were Township roads in the worst conditions and needed attention. Manager Lizza and Supervisor Klaver commented on money budgeted for road maintenance totaling \$209,000. A joint road program with the Township of Concord was discussed and Chair Love asked Manager Lizza to validate where Concord was with their plans.

537 Plan

Engineer Mastronardo reported the update on the 537 Plan, and Solicitor Donaghue commented.

Supervisor Klaver also commented pertaining to the Carlino Development plans. Chair Love commented. Engineer Mastronardo responded pertaining to sewer capacity and lines in Chadds Ford. Supervisor Klaver commented on capacity. Manager Lizza reported a request from the Sewer Authority regarding the 537 Plan. Engineer Mastronardo agreed, clarified by Supervisor Klaver.

Hoffman's Mill Road

Engineer Mastronardo presented a Hoffman's Mill Road plan regarding dedicating the road to Brandywine Conservancy. Vice Chairman Thorpe explained traffic patterns based on history. Traffic direction and flow was discussed in detail along the segment of Hoffman's Mill Road between Creek and Station Way Roads. Supervisor Klaver commented on safety issues. Solicitor Donaghue commented. It was resolved that the Supervisors discuss the transfer of ownership of Hoffman's Mill Road to the Brandywine Conservancy. Solicitor Donaghue commented that the road should be continued to be opened for emergency purposes, and limiting development along this road so that development does not block the road so the road is retained as an emergency exit.

Notices of Violation

Engineer Mastronardo will follow up and report on violations discussed. Vice Chairman Thorpe discussed a violation at the Plaza at Chadds Ford.

ZHB

Engineer Mastronardo and Manager Lizza reported 126 Ridge Road and the non-conforming building, Brandywine Mills and the number of extensions, and 3 Poplar and the impervious coverage issue.

Property Assessment and Security System

Manager Lizza reported on the Property Assessment and Security System.

Sewer Authority Loan

Manager Lizza reported on the Sewer Authority Loan, and the interest rate.

Audit

The audit was discussed.

Land Development: Loop Overlay District

Solicitor Donaghue commented that the Loop Overlay District will include tracts that have direct access to Brandywine Drive or Hillman Drive.

Budget – Financial Information

Manager Lizza and Supervisor Klaver discussed the budget and the potential need for revision due to the change in compensation of the code enforcement officer.

Adjournment

Chair love adjourned the Workshop at 5:46 pm.

Respectfully submitted,

Matt DiFilippo, Secretary